

HISTORIC PRESERVATION COMMISSION

Minutes

June 25, 2008

Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in a called session on Thursday, June 25th in the 1st floor conference room at City Hall, 217 S. Main Street.

The meeting was called to order by the Vice-Chairperson, Susan Hurt.

In addition to Susan Hurt, the following members were present and introduced: Jack Errante, Ronald Fleming, Judy Kandl, Andrew Pitner, Kathy Walters,

Absent: Deborah Johnson, Anne Lyles, and Anne Waters

Requests for Certificates of Appropriateness

H-18-08 116 ½ N. Main St. – Greg Culp, owner

Request: New steel rear door for security

Greg Culp, owner, Hap's Grill located at 116 ½ N. Main St., affirmed to tell the truth for the presentation of his request.

Greg Culp began by giving a brief history of the building that he has been owner of for 13 years.

He informed the Commission that the new door was needed to prevent more break-ins. He stated that since 1986 it had been broken into 9 or 10 times, and twice within the last 90 days. He said entry into the building was made by breaking the dead-bolt lock with a rock, and at another time the bottom of the door was cut off.

A picture was presented of the proposed steel door with glass lites to the side. He said the frame would also be steel. In response to a question from Jack Errante, Mr. Culp stated that the other rear doors in the area were similar. He said the door next to him, which is the office of Marshall Bickett, does not have a window.

He described the non-original existing door as a modified storm door with bars attached to the back of it.

Kathy Walters noted that the rear entrance into the building was not very visible.

In response to Judy Kandl who asked Mr. Culp why he had chosen a style with a window pattern, he said, "I just like that door." He described the window as being similar to those in a school building that are indestructible.

He further stated that the lock bar would be removed and only the normal dead-bolt lock would be seen.

In reference to color, he stated that he was not sure what color the door out of the box would be so he would probably paint it green to match the color on the building.

Janet Gapen informed him that should he decide to change to another color it would be a minor work approval.

There was no one present to speak in support or opposition to the request.

Deliberation

Judy Kandl informed commission members that she had concerns with 2 issues: (1) change of material from original to steel (2) style of door.

She said because the building has a service entrance, the door would need to look like it belongs to the back parking lot. She referred the members to the Non-Residential Design Guidelines - Chapter 2 – Changes to buildings – Side and Rear Facades. She read the rear façade guidelines.

She further stated that the door selected would not be appropriate based on what is in the neighborhood. The steel door, she said, would be o.k. because it is in a service entrance.

In response to Jack Errante's question, "have there been any other break-ins in the area," Mr. Culp stated that there had been but the door broken into was not a steel door.

Susan Hurt stated that the change to the steel door would probably be o.k. because of the 1960's ranch style of the door; however, she said that the shape of the glass in the window was more distinctive to another era.

Mr. Culp stated that even though he liked that door he was willing to change to a just a solid steel door, with a storm door on the inside. He stated that having a window in the door in order to see who was on the outside was not a necessity.

Following further discussion of color, Mr. Culp said he would paint the door and frame White to match the other back doors in the row. If the door comes with an off-white baked on finish then he may leave as is.

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-18-08 – that Greg Culp, owner of 116 ½ N. Main Street, appeared before the Commission and sought a Certificate of Appropriateness to install a new steel door for security; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Side & Rear Facades, pages 26-28, guideline 1; Chapter 2 – Changes to Buildings – Windows and Doors, pages 30-31, guidelines 1-3 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-18-08 be granted to Greg Culp, owner of

116 ½ N. Main Street, to make the changes detailed in the application with the following changes agreed to by the applicant: style of door changed to solid steel door (style F) and frame, painted white or minor work approval if not.”

Jack Errante seconded the motion; all members present voted AYE.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 5:45 p.m.

Susan Hurt, Vice Chair

Judy Jordan, Secretary